

PB# 88-38

**Marc Solomon
(LLC)**

23-3-7.2

Upp 1000 5/25/87
Marc Solomon Lot Line Change 88⁸

Applicant: Marc Solomon 718-251-4409.
Rep: Sidney Horowitz ~~774-4882~~
Andrew Krieger 562-2333

561-0848 - Fred Jackson

Called 5/23/89 } Left message w/ answering service
5/24/89 }

CHAIRPERSON:

RE MAP #

88-38

9579

TOWN

CITY

VILLAGE[]

☒ New Windsor

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY
CLERK'S OFFICE:

TITLE

DATED

FILED

Survey & Lot Line Change Marc Solomon

9-10-87

5-31-89

APPROVED BY

Daniel McCarroll

ON

5-25-89

23-3-7.1

23-3-7.2

Carol L. Loebe

Reyno Scott

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Received of

Marc Solomon

\$ 94.54

For

Twenty-four and 54/100

DOLLARS

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 312		\$ 94.54

By

Pauline D. Townsend

Town Clerk

Title

CHAIRPERSON:

RE MAP #

80-38
9579TOWN
CITY
VILLAGE[]

New Windsor

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY
CLERK'S OFFICE:TITLE
DATED
FILEDSurvey & Lot Line Change Marc Solomon
9-10-87
5-31-89

APPROVED BY

Daniel McCarroll ON 5-25-89

23-3-7.1

23-3-7.2

Carol L. Loebe
Appt Sec Ox

General Receipt

10605

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

May 24 1989

Received of

Marc Solomon

\$ 94.54

Twenty-four and 54/100

DOLLARS

For

Planning Board Engineering Fee (#88-38)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 312		\$ 94.54

By

Pauline B. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

9868

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

May 31 1988

Received of

Dwain R. Bullock, Esq. (Marc Solomon)

\$ 25.00

Twenty-five and 00/100

DOLLARS

For

Lot Line (#88-38)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 178		\$ 25.00

By

Pauline B. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

AS OF: 05/10/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-54 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88- 38

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
88-38	21258	11/07/88	TIME	MJE	MC SOLOMAN	40.00	0.50	20.00			
88-38	21274	11/07/88	TIME	NJE	CL SOLOMAN	17.00	0.50	8.50			
								28.50			
88-38	21284	11/14/88			BILL Billing					-28.50	
										-28.50	
88-38	30625	03/22/89	TIME	MJE	MC SOLOMAN L/L	60.00	0.30	18.00			
88-38	30626	03/23/89	TIME	MJE	MC SOLOMAN L/L	60.00	0.50	30.00			
83-38	32959	04/17/89	TIME	MJE	MC SOLOMAN	60.00	0.30	18.00			
					TASK TOTAL			94.50	0.00	-28.50	66.00
					GRAND TOTAL			94.50	0.00	-28.50	66.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

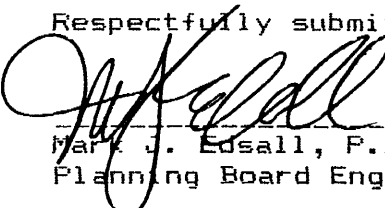
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Solomon Lot Line Change
PROJECT LOCATION: Valley View Drive and Sunrise Terrace
PROJECT NUMBER: 88-38
DATE: 9 November 1988

1. The Applicants have submitted a plan for a lot line change between Lot 7.1 and 7.2 of Section 23, Block 3, which is located between Valley View Drive and Sunrise Terrace.
2. Sanitary sewer must be available for both lots such that each lot will comply with the bulk requirements. This should be verified.
3. Based on sanitary sewer service being available, it appears that each lot will comply with the minimum requirements of the R-4 Zone, with the lot line change being made. As such, I see no problem with this lot line change, from an engineering standpoint.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEnje

solomon

SOLOMON - VALLEY VIEW DRIVE - LOT LINE CHANGE (88-38)

Mr. Andrew Krieger came before the Board representing this proposal.

Mr. Krieger: This is just a change from one spot to the other. I checked it out with Mark and he indicated that provided the parcels had sewer service available and it is my information they do that that would be acceptable as far as he was concerned and would apparently meet all the requirements. I don't think there is much else for me to say. The map says it all. I haven't seen a simpler application. I wanted to know before I had him, of course, send out a map that is proper for approving two things, number one, whether or not it was going to be approvable and two what else you'd like to see on the map when it comes down other than what you see here.

Mr. VanLeeuwen: I make a motion that the Town of New Windsor Planning Board approve the Solomon, Valley View Drive lot line change 88-38.

Mr. Jones: I will second that motion.

ROLL CALL:

MR. JONES	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. PAGANO	AYE
MR. SCHEIBLE	AYE

Mr. Krieger: Anything else you'd like to see on the map when I present it.

Mr. Scheible: I think it is simple as can be so I don't think there is anything more, just that you come in with a full sized map.

Mr. Babcock: Could you notify the client that that has to be filed in Goshen.

Mr. Krieger: Absolutely.

SIDNEY L. HOROWITZ, C. E.

LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR

ESTIMATES
PLANS SPECIFICATIONS
SITE DEVELOPMENT

12 FRANKLIN AVE.
MONTICELLO, N. Y. 12701
TEL. 794-4882

Rev. 25 Nov 87

DESCRIPTION

Lands to be Conveyed to Marc Solomon

All that piece, parcel, or tract of vacant land situate, lying, and being in the Town of New Windsor, shown as Lot No. 2 on Map of Edith H. Brown Subdivision dated 15 Dec 1980 and filed in the Orange County Clerk's Office on 19 Feb 81 as Map No. 5515, and a 20' wide strip of Lot No. 1 of said subdivision adjacent to and westerly thereof, bounded and described as follows:

Beginning at a point in the westerly line of Valley View Dr., at its intersection with the southerly line of lands now or formerly of Nelson, thence, along said westerly line of Valley View Dr., S17°-23'W, 97.37', to a point, thence on a curve to the left of radius of 125.0', an arc distance of 150.41', to a point, thence, along the northerly line of lands now or formerly of Diopoulos, and of lands now or formerly of Nunnari, N51°-33'-25"W, 241.0', to a point, thence, along the easterly line of lands now or formerly of Brown, N17°-23'E, 169.78', to a point, thence, along said southerly line of Nelson, S56°-27'E, 150.82', to the point and place of beginning, containing 0.6169 acres more or less.

AS OF: 11/14/88

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD
TASK: 88- 38

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
.....											
88-38	24834	11/07/88	TIME	NJE	MC SOLOMAN	40.00	0.50	20.00			
88-38	24850	11/07/88	TIME	NJE	CL SOLOMAN	17.00	0.50	8.50			
								=====	=====	=====	=====
TASK TOTAL								28.50	0.00	0.00	28.50
.....											
								=====	=====	=====	=====
GRAND TOTAL								28.50	0.00	0.00	28.50

Final Bill



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

CHECKLIST FOR COMPLETE SUBMITTALS AND ROUTING CHECKLIST

PROJECT NAME: Marc Solomon

PROJECT NUMBER: 88-38

Completed Application Form
Notarized Endorsement on Application
Application Fee
Proxy Statement
Environmental Assessment Form
Completed Checklist
Fourteen (14) Sets of Submittal Plans

☒
☒
☒
☒
☒
Checklist Not Complete or Signed

ROUTING PROCEDURE

Copies of the submitted plan should be sent to the following Departments.

Sewer Department _____
Planning Board Engineer _____
Orange County Planning* _____
Bureau of Fire Prevention _____

Building Inspector _____
Water Department _____
Highway Department _____
NYSDOT* _____

In addition copies of the following should be sent to the Planning Board Engineer:

Application _____
Submittal Checklist _____

EAP _____
Dept. Review _____

* O/C Planning and DOT as required.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project LOT LINE CHANGE FOR MARC SOLOMON
2. Name of Applicant MARC SOLOMON Phone (718) 763-1803
Address 10410 Avenue L, Brooklyn NY 11236
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Edith Brown Phone 561 8657
Address 13 sunrise Terrace, New Windsor, New York 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Sidney L. Horowitz Phone 794 4882
Address Monticello, New York
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Andrew S. Krieger Phone 562 2333
Address 219 Quassaick Avenue, New Windsor, New York 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the Westerly side of Valley View Drive
250 feet South
(Direction)
of intersection of Sunrise Terrace and Valley View Drive
(Street)
7. Acreage of Parcel 0.6169 8. Zoning District R-4
9. Tax Map Designation: Section 23 Block 3 Lot 7.2
10. This application is for a lot line change changing the division
line between section 23 block 3 lot 7.1 and Sec 23, block 1,
lot 7.2
11. Has the Zoning Board of Appeals granted any variance or a
special permit concerning this property? no

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership

Section 23/23 Block 3/3 Lot(s) 71./7.2

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

MARC SOLOMON being duly sworn, deposes and says that he resides at _____ in the County of _____ and State of New York and that he is ~~the owner in fee~~ of a parcel designated Sec 23, Bl 3, Lot 7.2 the contract purchaser (Official Title) ~~of the premises~~ of the premises described in the foregoing application and that he has authorized ANDREW S. KRIEGER to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

4th day of May 1988

(Owner's Signature)

x Marc Solomon
(Applicant's Signature)

Irwin R. Gilbert, Esq.
Notary Public

(Title)

Irwin R. Gilbert, Esq.
Qualified in Monroe County
My Commission Expires 2/27/89

REV. 3-87

TOWN OF NEW WINDSOR PLANNING BOARD

~~XXXXXXXXXXXXXXXXXXXX~~ CHECKLIST
LOT LINE CHANGE

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- *2. ✓ Proxy Statement
3. ✓ Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. _____ Name and address of Applicant.
- *2. _____ Name and address of Owner.
3. _____ Subdivision name and location.
4. _____ Tax Map Data (Section-Block-Lot).
5. _____ Location Map at a scale of 1" = 2,000 ft.
6. _____ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. _____ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. _____ Date of plat preparation and/or date of any plat revisions.
9. _____ Scale the plat is drawn to and North Arrow.
10. _____ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. _____ Surveyor's certification.
12. _____ Surveyor's seal and signature.

* If applicable.

13. _____ Name of adjoining owners.
- *14. _____ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. _____ Flood land boundaries.
16. _____ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. _____ Final metes and bounds.
18. _____ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. _____ Include existing or proposed easements.
20. _____ Right-of-Way widths.
21. _____ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. _____ Lot area (in square feet for each lot less than 2 acres).
23. _____ Number the lots including residual lot.
24. _____ Show any existing waterways.
- *25. _____ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. _____ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. _____ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. _____ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

29. _____ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. _____ Provide "septic" system design notes as required by the Town of New Windsor.
31. _____ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. _____ Indicate percentage and direction of grade.
33. _____ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. _____ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. _____ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: _____
Licensed Professional

Date: _____

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Marc Solomon Lot line change

Location: 13 Sunrise Terrace, New Windsor, New York 12550

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

- | | YES | NO |
|--|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Preparer's Signature: *Mark Schuyler*

Date: 5-24-88

Preparer's Title: Attorney for Applicant

Agency: _____

MAY 17 1988

PROXY STATEMENT

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

EDITH BROWN, deposes and says that she
resides at 13 Sunrise Terrace, New Windsor, New York
(Owner's Address)

in the County of Orange
and State of New York

and that she is the owner in fee of parcels located at sec. 23
bl 3, lots 7.1 and 7.2

which is the premises described in the foregoing application and
that she has authorized Marc Solomon

to make the foregoing application as described therein. Please
accept this statement in lieu of my signature on the application
itself.

Date: May 11, 1988

Edith Brown
(Owner's Signature)
EDITH BROWN
Lona Busjon
(Witness' Signature)

STATE OF NEW YORK
ss.;
COUNTY OF ORANGE

EDITH BROWN being duly sworn, deposes and says:

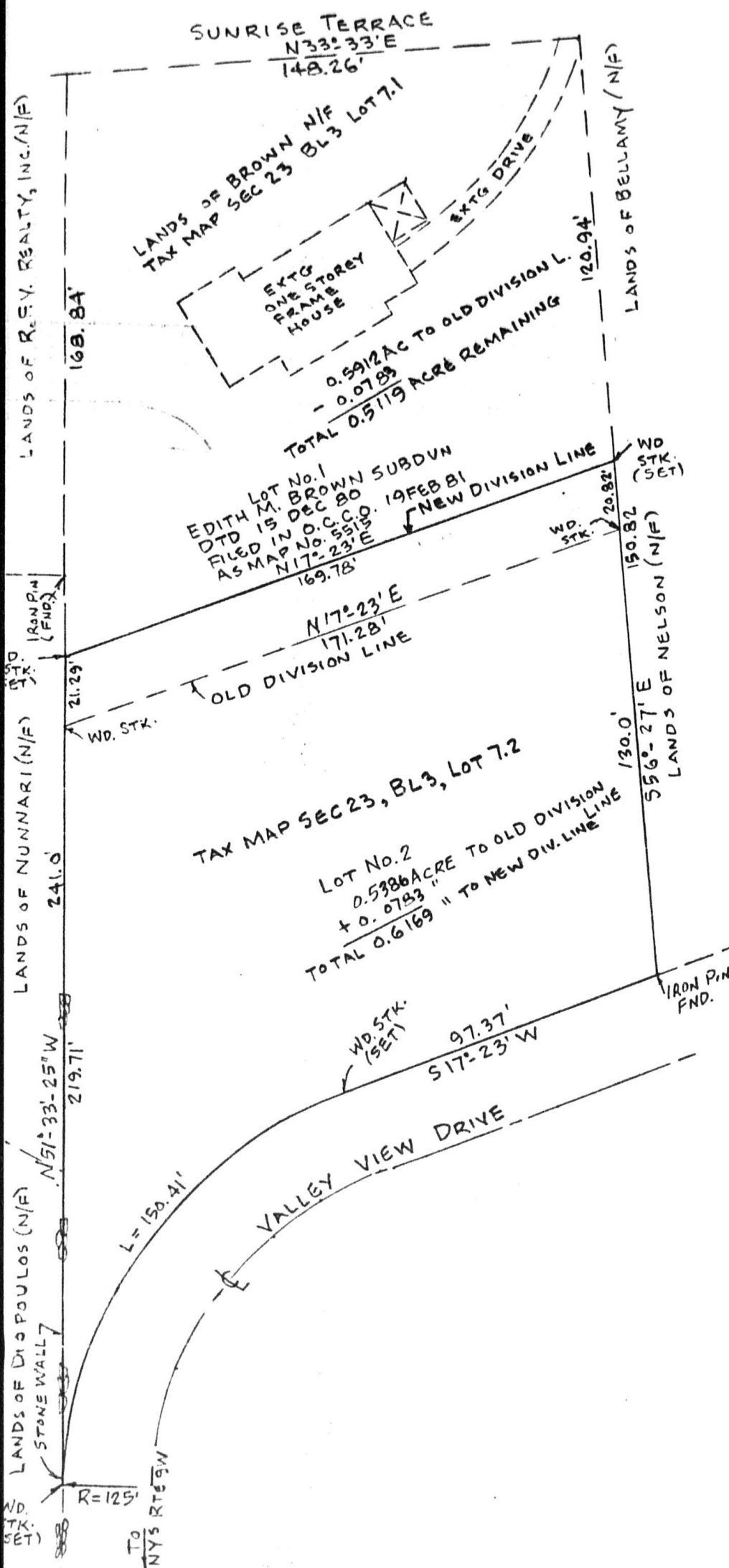
1. That she resides at 13 Sunrise Terrace, New Windsor,
New York 12550, in the County of Orange and that she is the owner
in fee of a parcel designated as Section 23 Bl. 3 lots 7.1 and 7.2
described in an application made by Mark Solomon for a lot line
change and that she is authorized Andrew S. Krieger to make the
aforesaid application.

Sworn to before me this
11th day of May, 1988.

Edith Brown

Harriet Klein
Notary Public

HARRIET KLEIN
NOTARY PUBLIC, State of New York
Residing in Orange County
4722852
Commission Expires 9-30-88



TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 11-9-88

Certified Correct & Accurate to Marc Solomon & to Edith M. Smith & to National Attorneys Title Insurance Company

SURVEY &
Lot Line Adjustment
Lands to be Conveyed to
Marc Solomon

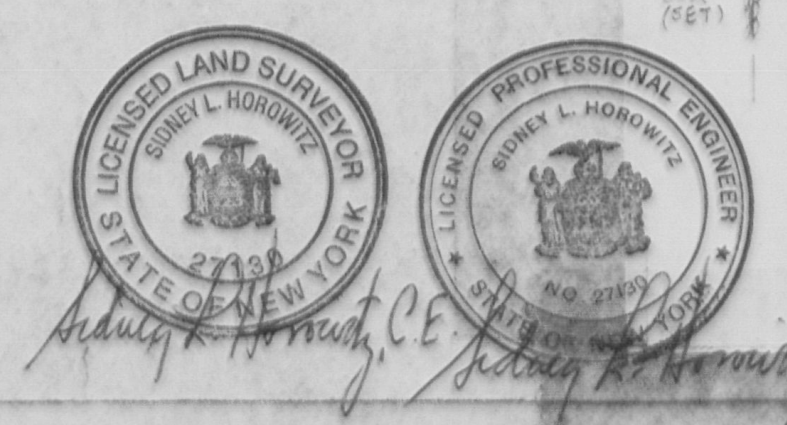
Town of New Windsor
Orange Co., N.Y.

Certified Correct:

Sidney L. Horowitz, C.E.
P.E. & L.S. 27130
Monticello, N.Y. 10 Sep 87
Scale: 1" = 40'
Rev. 25 Nov 87

Note: Certified that this map is the result of an actual field survey completed 20 Nov 87. Map completed 25 Nov 87.

LOT LINE CHANGE
 SUBDIVISION APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON 5/25/87
 BY Daniel C. McCarville
 DANIEL C. MCCARVILLE
 SECRETARY



Note: Certified that this map is the result of an actual field survey completed 20 Nov 87. Map completed 25 Nov 87.

